

HIGH GREEN

Brooke, Norwich NR15 1JD

Freehold | Energy Efficiency Rating : E

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FOR SALE PROPERTY



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STARKINGS WATSON

- No Chain!
- Flexible Open Plan Layout
- Kitchen/Breakfast Room
- Three Reception Rooms
- Galleried Landing
- Three Double Bedrooms
- Walk-Out Balcony
- Private Mature Gardens

NO CHAIN. Situated in the South Norfolk village of Brooke, this **SUBSTANTIAL** semi-detached **FAMILY HOME** offers **MATURE GARDENS**, spacious rooms and a **FLEXIBLE LAYOUT**. With an amazing feeling of space, the property offers **CHARACTER FEATURES**, and a warm and inviting interior extending to close to 1500 Sq. ft. Parking is provided to front, along with car port storage. The rear garden is **PRIVATE** and laid to lawn, with ample space for entertaining. Once inside, the **PORCH ENTRANCE** opens up to the open plan kitchen/breakfast room with a **FAMILY ROOM** featuring a **BRICK BUILT FIRE PLACE**, and 14' **SITTING ROOM**. The inner hall offers the stairs to the first floor, and doors to a cloakroom and **DINING ROOM** with feature **CAST IRON WOOD BURNER**. The first floor offers a **GALLERIED LANDING**, with **THREE DOUBLE BEDROOMS**, family bathroom and **EN SUITE SHOWER** to the main bedroom. A **WALK-OUT BALCONY** creates a **STUNNING FEATURE** to the main bedroom, whilst all bedrooms offer **BUILT-IN WARDROBES**.

LOCATION

The property is located in Brooke which is a highly sought after village situated approximately eight miles South of Norwich. Within walking distance excellent local facilities including a regular bus service, primary school, farm shop, post office, garage, popular walks and village hall can be found. The nearby village of Poringland is a short car or cycle journey away, offering a further extended range of amenities.

DIRECTIONS

You may wish to use your Sat-Nav (NR15 1JD), but to help you... Leave Poringland and continue South signposted Brooke on the B1132 Bungay Road. Upon entering Brooke pass the local Garage and former Public House, turning right onto High Green where the

property can be found on the right hand side.

The property is set back from the road with a shingle driveway providing off road parking, with lawned front gardens and mature hedging screening the property from the road.

Double glazed entrance door to:

KITCHEN/BREAKFAST ROOM

14' 6" x 113' 10" (4.42m x 34.7m) Fitted range of wall and base level units with solid wood work surfaces, and inset one and a half bowl stainless steel sink and drainer unit with mixer tap, tiled splash backs, inset electric ceramic hob and built-in electric double oven, tiled flooring with underfloor heating, 'Aga' for cooking and hot water, space for washing machine, dishwasher and fridge freezer, uPVC double glazed window to rear, built-in under stairs storage cupboard, smooth ceiling with recessed spotlighting, opening to sitting room, door to rear hallway, opening to:

FAMILY ROOM

14' x 9' 8" Max (4.27m x 2.95m) Feature brick built fire place with pamment tiled hearth, continued tiled flooring, uPVC double glazed window to front and side, radiator, telephone point, wall lighting, smooth ceiling with exposed timber beams.

SITTING ROOM

14' x 12' 4" (4.27m x 3.76m) Stripped wood flooring, radiator, uPVC double glazed window to side, uPVC double glazed French doors and windows to rear, television point, wall lighting, smooth ceiling.

REAR HALLWAY

Tiled flooring, electric storage heater, stairs to first floor landing, stable door to rear garden, smooth ceiling, doors to:

DINING ROOM

14' x 11' 4" (4.27m x 3.45m) Feature cast iron wood burner set within brick built fireplace with marble hearth, fitted carpet, radiator, uPVC double glazed window to front, wall lighting, smooth ceiling with exposed timber beams.

CLOAKROOM

Two piece suite comprising low level W.C, hand wash basin set within vanity unit with storage cupboard under, cupboard housing floor standing oil fired central heating boiler, uPVC obscure double glazed



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window to rear, extractor fan, smooth ceiling.

STAIRS TO FIRST FLOOR LANDING

Stripped wood flooring, built-in airing cupboard housing hot water tank, smooth ceiling with loft access hatch, doors to:

FAMILY BATHROOM

Four piece suite comprising low level W.C, hand wash basin set within vanity unit with storage cupboard under and mixer tap over, corner panelled bath with mixer shower tap, shower cubicle with thermostatically controlled shower, tiled splash backs, stripped wood flooring, radiator, uPVC obscure double glazed window to rear, extractor fan, wall lighting, smooth ceiling.

DOUBLE BEDROOM

13' 5" x 9' 10" Max (4.09m x 3m) Stripped wood flooring, radiator, uPVC double glazed window to front, built-in double wardrobe, smooth ceiling.

DOUBLE BEDROOM

13' 6" x 9' 10" Max (4.11m x 3m) Stripped wood flooring, radiator, uPVC double glazed window to front, built-in double wardrobe, smooth ceiling.

DOUBLE BEDROOM

12' 4" x 12' 2" (3.76m x 3.71m) Stripped wood flooring, radiator, uPVC double glazed window to side, uPVC double glazed French doors to balcony, built-in wardrobes x2, smooth ceiling, door to:

EN SUITE

Three piece suite comprising low level W.C, hand wash basin set within vanity unit with storage cupboard under and mixer tap over, shower cubicle with thermostatically controlled shower, tiled splash backs, stripped wood flooring, heated towel rail, wall lighting, extractor fan, uPVC obscure double glazed window to rear, smooth ceiling.

OUTSIDE REAR

Leaving from the sitting room French doors, a large lawned garden can be found with a patio area and timber fenced boundaries. The garden offers a range of mature planting and trees with gated access leading to the front driveway.

CAR PORT/OUTBUILDING

Storage is provided to the side of the property.

AGENTS NOTE

The property is undergoing changes to split the plot to the front, and installing a new electricity and water supply. Originally a detached house with an adjoining Annexe, planning permission has been passed for the Annexe to become a full and separate dwelling which is being retained.

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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GIRAFFE 360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

Approximate total area⁽¹⁾
 1495.11 ft²
 138.90 m²